



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 24, 2010

Department: Zoning, Building and Planning Staff Contact: Enrico Gradi, Program Planner

TITLE: CONSENT: (Special Use Permit for a Public Building – Fire Station and Training Academy)
(CSU-20100014)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the July 7, 2010 public hearing, the County Planning Commission voted (5-0; Commissioners Sanchez and Castillo excused) to recommend approval of a Special Use Permit for a Public Building (fire station & training academy) on Lot 2A, Block A, Rio Vista Addition, located at 800 Prosperity Ave. SE, zoned M-2, and containing approximately 1.31 acres. The decision was based on the following four (4) Findings and subject to the following six (6) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Public Building (Fire Station and Training Academy) on Lot 2A, Block A, Rio Vista Addition, located at 800 Prosperity Ave. on Lot 2A, Block A, Rio Vista Addition, located at 800 Prosperity Ave. SE, zoned M-2, and containing approximately 1.31 acres.
2. The property is within the Residential Area 1 as designated by the Southwest Area Plan.
3. The property is within the Established-Urban area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the health, safety and general welfare of the residents of the County.

Conditions:

1. Any site lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
2. Hours of operation shall be 7:00 a.m. to 10:00 p.m. seven days a week.

3. A grading and drainage plan shall be submitted for review and approval to Bernalillo County Public Works Division within 60 days of the final Board of County Commissioner's approval. A copy of the approval shall be submitted to the Zoning, Building, Planning, and Environmental Health Department.
4. The Special Use Permit will be issued for the life of the use.
5. A revised site development plan consistent with the Conditions of approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval.
6. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (July 12, 2010).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval